

Minutes of the
Bountiful City Council Meeting
City Council Chambers
September 11, 2012, 7:00 p.m.

Present: Mayor: Joe L. Johnson
Council Members: Richard Higginson, Beth Holbrook, John Marc Knight,
Fred Moss, and Thomas Tolman
City Manager/Attorney: Russell Mahan
City Engineer: Paul Rowland
Admin. Services Director: Galen Rasmussen
Planning/RDA Director: Aric Jensen
Department Heads: Allen Johnson, Power
Tom Ross, Police
Mark Slagowski, Water
Jerry Wilson, Parks
Recording Secretary: Nancy Lawrence

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

Mayor Johnson called the meeting to order at 7:00 p.m. and welcomed those in attendance. Adam Creswell, visiting Boy Scout, led the pledge of allegiance to the flag. Chief Ross shared a thought and then offered a prayer.

APPROVAL OF MINUTES

Minutes of the regular City Council meeting held August 28, 2012 were presented and approved on a motion made by Councilman Higginson and seconded by Councilman Tolman. Councilpersons Higginson, Holbrook, Knight, Moss and Tolman voted "aye".

COUNCIL REPORTS

Councilwoman Holbrook reviewed that the Community Service Council will assist with a County-wide Emergency Preparedness Fair on October 13 from 10 a.m. to 2 p.m. at Woods Cross High School. She encouraged all to attend.

Mayor Johnson reminded the group that tomorrow is the start of the Utah League of Cities and Towns meetings.

YOUTH COUNCIL REPORT

Councilman Knight noted that the Youth Council had a successful social at the South Davis Recreation Center prior to school starting. They will be assisting with the Emergency Preparedness Fair and will host the Pumpkin Patch activity in October.

**WEEKLY EXPENDITURES APPROVED
FOR THREE PERIODS**

Mayor Johnson presented the Expenditure and Expense Report for the following periods, with respective totals: August 14-20, 2012 (\$343,978.47); August 21-27, 2012 (\$1,464,200.19); and August 28 – September 3, 2012 (\$234,283.25). Councilman Knight made a motion to approve

1 the three reports, as presented. Councilman Higginson seconded the motion and voting was
2 unanimous. Councilpersons Higginson, Holbrook, Knight, Moss and Tolman voted “aye”.
3

4 **PRESENTATION ON COMMUNITIES THAT CARE (CTC) –**
5 **POLICE DEPARTMENT**

6 Chief Ross reviewed that the Communities that Care is a joint venture between the
7 legislature, judges, religious leaders, and municipalities to promote activities that benefit youth in a
8 positive way. It is set up to address risks that youth face – drugs, alcohol, tobacco, family
9 dysfunction, etc. He introduced Katherine Holbrook, the administrator for the program, and she
10 gave a brief report on what has been done in the County and stated that CTC will be hosting a
11 summit in Bountiful in January and Bountiful Jr. High will be hosting an event in May related to
12 prescription drugs. This past summer a free 12-week remediation program was held at South Davis
13 Jr. High. Councilwoman Holbrook noted that the Bountiful Community Council could coordinate
14 with this group to give assistance.
15

16 **COUNCIL APPROVES WATER CONSERVATION PLAN**

17 Mr. Slagowski reviewed that he has updated the Conservation Plan for the City of Bountiful,
18 as required by the Utah Water Conservation Act every five years. He briefly discussed the plan as it
19 relates to culinary and secondary water and stated that it is the recommendation of staff to approve
20 it. Councilman Higginson made a motion to adopt the Conservation Plan, as recommended.
21 Councilman Knight seconded the motion and voting was unanimous. Councilpersons Higginson,
22 Holbrook, Knight, Moss and Tolman voted “aye”.
23

24 **APPROVAL GIVEN TO UPDATE POWER SERVICE AT MUELLER**
25 **PARK WATER TREATMENT PLANT**

26 Mr. Slagowski explained that there has been a need for many years to upgrade the power
27 system at the Water Treatment Plant in Mueller Park Canyon. The Power Department has the
28 capacity to do the work this year, and it is a good year due to the dryness of the year. Bids were
29 requested from three contractors to do this work and it is recommended that the bid be awarded to
30 ID Electric (only responsive bidder) in the amount of \$23,505.95 for equipment and \$17,996.00 for
31 labor, totaling \$41,501.95. Councilman Higginson motioned to approve this recommendation,
32 Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Higginson,
33 Holbrook, Knight, Moss and Tolman voted “aye”.
34

35 **POWER DEPARTMENT REQUESTS APPROVED**

36 Contract with Cache Valley Electric for 138 Substation Upgrade. Mr. Johnson reviewed the
37 scope of work which needs to be done in connection with Phase 3 of the 138 kV Substation. He
38 explained that some of the work will be coordinated with PacifiCorp and our contractor will need
39 access into the PacifiCorp substation to complete this work. Therefore, we are planning to work
40 with the same contractor being used by PacifiCorp—Cache Valley Electric (CVE). He
41 recommended that the proposal for this work submitted by CVE in the amount of \$267,256 be
42 approved. This proposal comes with a positive recommendation from the Power Commission.
43 Councilman Moss made a motion to approve the CVE proposal, as presented. Councilman
44 Higginson seconded the motion and voting was unanimous. Councilpersons Higginson, Holbrook,
45 Knight, Moss and Tolman voted “aye”.
46

1 Emissions Testing Approval. Mr. Johnson reported that we have been running the two new
2 Solar Titans and the existing Taurus gas turbines almost every day since the end of June. Our
3 operating permit from the division of Air Quality requires that an initial test be done to verify that
4 the flows and emissions from the units meet the permit requirements. American Environmental
5 Testing Company completed the required testing and it is the recommendation of staff and the
6 Power Commission that we approve a payment to American Environmental Testing for the sum of
7 \$11,750.00. Councilman Moss made a motion to this effect, Councilman Knight seconded the
8 motion and voting was unanimous. Councilpersons Higginson, Holbrook, Knight, Moss and
9 Tolman voted "aye".

10
11 Solar Bellows Replacement. Mr. Johnson explained that during the construction of the new
12 power plant, the exhaust expansion bellows on the east end of Unit #2 were dented in several
13 places. Solar representatives have recommended that we replace the damaged bellows. Big-D, the
14 construction company, was notified and they have issued a credit to pay for the replacement at a
15 cost of \$14,800. It is the recommendation of staff and the Power Commission that approval be
16 given to purchase the replacement equipment, as explained. Councilman Moss made a motion to
17 approve the purchase as explained. Councilwoman Holbrook seconded the motion and voting was
18 unanimous. Councilpersons Higginson, Holbrook, Knight, Moss and Tolman voted "aye".

19
20 Purchase of Digger Derrick Line Truck. Mr. Johnson reported that the budget includes the
21 replacement of a 1988 digger derrick line truck for the use of the line crews. A used truck has been
22 located and it is the recommendation of staff and the Power Commission that approval be given to
23 purchase it. Councilman Moss made a motion to purchase the 2012 Altec 2WD Model DM47-TR
24 digger derrick mounted on an International truck which is currently being used as a demo vehicle at
25 a cost of \$178,588.00. The amount budgeted was \$220,000.00. Councilwoman Holbrook seconded
26 the motion which carried unanimously. Councilpersons Higginson, Holbrook, Knight, Moss and
27 Tolman voted "aye".

28
29 **CONSIDER APPROVAL OF RESOLUTION 2012-10 ADOPTING THE BOUNTIFUL CITY**
30 **10-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2013-2022**

31 This item has been moved to the September 25, 2012 Agenda.
32

33 **FINAL SITE PLAN APPROVED FOR DENTAL OFFICE –**
34 **235 SOUTH 400 EAST; JUDSON WALL, APPLICANT**

35 Mr. Jensen presented the request of Dr. Judson Wall (Kevin Horn, project architect and
36 agent for New Dental Solutions) for final site plan approval of a single-story medical office building
37 located at 235 South 400 East. He reported that the Planning Commission has reviewed this request
38 and it comes to the Council with a positive recommendation from that body, together with staff,
39 subject to the following conditions:

- 40 1. Make any and all redline corrections prior to building permit submittal.
41 2. Pay storm drain impact fee.

42 Councilwoman Holbrook made a motion to approve the final site plan for the dental office, as
43 presented and recommended. Councilman Higginson seconded the motion and voting was
44 unanimous. Councilpersons Higginson, Holbrook, Knight, Moss and Tolman voted "aye".
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PUD PLAT APPROVED FOR 305 NO. MAIN – BRIAN KNOWLTON, APPLICANT

Mr. Rowland presented the request of Brian Knowlton, for preliminary and final site plan approval, as well as preliminary and final PUD Plat Review for a mixed-use development at 305 North Main Street. Councilman Moss questioned the completeness of the landscape plan and discussion followed. Mr. Knowlton was in attendance and explained that he liked to put the final touches on the landscape plan after the project was underway and the visual representation was clearer. However, it was noted that other developers are required to present a final landscape plan at the time of final site plan approval. A lengthy discussion followed regarding the inconsistency of the detail of the landscape plan and it was noted that all developers should be treated the same.

Mr. Jensen reported that the Planning Commission and staff recommend final PUD plat approval and preliminary and final site plan approval, subject to the following conditions:

1. Make all redline corrections as indicated by staff.
2. Post the required bonds and pay the required fees.
3. Provide the necessary plat documents ready for signatures.
4. Sign a Development Agreement with the City.

Councilman Knight motioned to grant approval, as recommended. Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Higginson, Holbrook, Knight, Moss and Tolman voted “aye”.

ORD. NO. 2012-12 REVIEWED RE: AMENDMENTS TO TITLE 14, LAND USE ORDINANCE

Mr. Jensen presented a proposed revision to Title 14 Land Use Ordinance regarding the restrictions on balloons and steamers in commercial zones. Councilman Higginson noted that there are issues related to temporary signs which are still unclear and, also, that he was of the opinion that Mr. Jensen was going to provide a summary of changes included in the ordinance amendments. This was a consensus of others on the Council and it was decided to table discussion on this item to a future meeting. Councilman Knight made a motion to this effect, Councilwoman Holbrook seconded the motion and voting was unanimous. Councilpersons Higginson, Holbrook, Knight, Moss and Tolman voted “aye”.

STAFF AND COUNCIL CALENDARING ITEMS

Mr. Mahan reported that the annual Fall Cleanup will be held October 8 – 12, 2012. The Household Hazardous Waste pickup will be October 13, 2012. There will be an employee golf tournament on September 24, 2012.

CLOSED MEETING APPROVED

At 8:43 p.m., Councilman Higginson made a motion to adjourn the open meeting to a closed session for the purpose of discussion pending litigation and the acquisition of real property. Councilwoman Holbrook seconded the motion which carried unanimously. Councilpersons Higginson, Holbrook, Knight, Moss and Tolman voted “aye”.

Attendance at Executive Session

Mayor Johnson

Councilmembers Higginson, Holbrook, Knight, Moss and Tolman

Russell Mahan

Attendance at Executive Session (continued)

Paul Rowland

Jerry Wilson

Aric Jensen

Galen Rasmussen

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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